

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: December 12, 2013

Meeting No.: 176

Project: Poppleton PUD

Phase: Revised Master Plan

Location: Poppleton Neighborhood – West Baltimore

PRESENTATION:

Developer Dan Bythewood of La Cite' Development gave a welcome and re-introduced the project:

- The Master Plan was phased and Phase IA is currently financed
- Two different schemes will be presented for Phase IA

Peter Stubb and David Dymond of Gensler presented the Architecture. They presented the project vision, program, context, and massing.

Vision:

- The project will be a catalyst for revitalization and inspire growth in the neighborhoods on the Westside of Baltimore.
- The project will build on relationships and create partnerships with the University of Maryland (UMB) Bio Park and adjacent neighborhoods.
- The project will encourage and active, vibrant life style. Its brand will be that of health and wellness and a unique identity.
- The project will reflect its urban context.

Program:

- Market Rate and Affordable Housing
- Retail
- Parks and courtyards
- Parking
- The development will include a mix of low and high-rise buildings over a podium base with elevated

PUD Context

- Adjacent to Martin Luther King Blvd and Route 40
- Within a 5 minute walk radius of Hollins Market, Union Square, the Redline
- The UMB Bio Park is to the south.
- Schroeder Street is the main North-South Street

- The development is 14 acres between Mulberry and Fairmont (east-west roads) and close to Baltimore Street.
- Phase IA centers on West Lexington Street
- The topography of the site includes a 30' drop from Saratoga Street to West Fairmount
- The UMB Bio Park buildings set the tone for what is to come on Baltimore Street.
- Historic neighborhood Character which includes the B&O Roundhouse, Union Square and Hollings Market.

Massing:

- Buildings proposed to be Mid-Rise over podium.
- Ground level green spaces introduced to tie into the neighborhood.
- Building heights were lowered at the corners and more evenly distributed over the parcel than the previously approved master plan.
- Parking and at grade green space proposed adjacent to Poe House.
 - The proposed plan creates less density around the Poe House than currently approved
- Proposed massing created a series of ground level and raised open spaces
- Concept A (anchored retail) proposed a large retail anchor with additional retail along Schroeder Street.
- Concept B (neighborhood retail) includes a reduced amount of neighborhood scaled retail.
- The building height changes from 5 to 14 feet across the site.
- On Schroeder there is retail on the street and elevated residential amenities
- The plan attempts to create access on both sides of the street on Amity Alley
- The parking will be stackers with valet parking for residents within the podium.
- The building massing will create site lines to neighborhood with enlarged corners for pedestrians

The landscape was presented by Mahan Rykiel.

Streetscape:

- Currently the area is not pedestrian friendly. The design attempts to make the site safe and pedestrian friendly.
- Street trees were added and at grade park and usable green space provided.
- Flow through planters will be used to slow and clean water are located on Schroeder Street.
- The above ground green spaces will provide active spaces for tenants and enhance views from units.
- The landscape is designed bring green to the neighborhood and activate the streets.
- There will be a 5' sidewalk and 4' planting area along the streets.
- Wider streets will have a minimum of 8' sidewalks and 4' flow through planters.
- The parking lot across the street from the Poe house will have a 4' wall with planting to provide a street edge with trees and planters. The parking lot will be gated a wall connected to the existing residential.
- The streetscape will be cohesive design will be located on both sides of the street. This will include both planting and lighting.

PANEL COMMENTS:

Parking:

- The viability of stackable parking in a residential area was questioned. There was a concern regarding people having ready access to their cars.
- Also questioned was the location of parking access and adjacencies

Retail:

- The location of the residential entrances on Schroeder Street which is a busy street with retail was questioned
- The location of service areas was also questioned and rethinking suggested
- The viability of the amount of retail was questioned. It was felt that the retail may be stretched too far. It was suggested that it may be more feasible to have a large grocery store and less small shops.
- The amount of retail and why it raps around the corner on to West Lexington from Schroder Street was questioned. It was suggested that retail be concentrated at the North end of the site on Schroeder Street.

Green Space:

- The Panel thought that the location of the park across from the Poe house was a plus, and that making some the green space grade level provides an opportunity to connect to the neighborhood and something larger.
- It was suggested that more sustainable or green materials be used on the parking lot
- One of the greens leads directly to a wall this should be adjusted so that is leads somewhere.
- It realized stated project vision should be assured that the green spaces are inclusive and can be used by the community.

Massing:

- It was felt that the massing was much improved from the previous master plan. There was little concern about the building heights, and it was even suggested that dropping the heights to much may decrease residential possibilities.
- Rethinking the massing to create setbacks and reduce shadows on streets below and not create large building wall against existing residential homes was suggested.

COMMUNITY COMMENTS

- Happy with lower building heights but some remain concerned about traffic moving southbound through the neighborhood.
- Want to work with the developer on a continuing basis. See this project is an important part of the Southwest Partnership.
- Interested in the super market as a potential job generator.
- Excited about retail because the community has many seniors who travel far for retail options.

- Encouraged that the developer is adding lighting and landscape design to streets adjacent to the development.

PANEL ACTIONS

Recommend approval with comments of the Master Plan

Attending:

Dan Bythewood- La Cite' Development

Peter Stubb, David Dymond, Elaine Asal, Karen Hill – Gensler

Jon Stein - DRA

Susan William-STV

Lisa Rawlings – University of Maryland

Bif Browning, Reni Lawal, Dorothy Page – Southwest Partnership

Jane Buccheri – Hollins Roundhouse

L. Redhetter, D. Wayne Paul, Rev. Ernest Kroz – Terrace's/Poe/PU

Yvonne B. Gunn – Poppleton

Councilman William Pete Welch

Lembit Jogi - HABC

UDARP Panel Members- Ms. Jones Allen*, Messrs. Bowden, Haresign and Burns

Planning Department-Mr. Tom Stosur, Anthony Cataldo, Laurie Feinberg, Brent Flickinger,
Wolde Ararsa, Christina Gaymon